

Borough of Highlands

Resolution R-15-35

REJECTING THE BID RECEIVED FOR THE SALE OF BLOCK 72, LOT 2 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF HIGHLANDS

WHEREAS, the Borough is the owner of real property identified as Block 72, Lot 2 (“the Property”) on the Official Tax Map of the Borough of Highlands; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) authorizes local governmental units to sell real property owned by the governmental unit, not needed for public use, by private sale, to the owner of the real property contiguous to the real property being sold provided that the property being sold is less than the minimum size required for development under the Borough’s zoning ordinance and is without any capital improvement thereon; and

WHEREAS, N.J.S.A. 40A:12-13.2, further requires a governmental unit to accord the owners of any real property continuous to the Property the right to prior refusal to purchase the Property; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13(b)(5), any such private sale to a contiguous property owner shall be for not less than the fair market value of the Property; and

WHEREAS, an appraisal report prepared for the Property determined that the Property’s fair market value is sixty thousand dollars (\$60,000.00); and

WHEREAS, by Ordinance No. 14-30 and pursuant to N.J.S.A. 40A:12-13, et seq. the Borough of Highlands authorized that the Property be offered for sale by private sale to the highest bidder from among all owners of real property contiguous to the Property for an amount not less than the fair market value of the Property; and

WHEREAS, the Borough received a bid from the following:

Navista Enterprises, LLC	\$10,000.00
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WHEREAS, the bid failed to conform to the statutory requirements of N.J.S.A. 40A:12-13(b)(5) because it was for less than the appraised fair market value of the Property; and

WHEREAS, the Governing Body has determined that it is in the best interests of the residents of the Borough to reject the bid received.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Highlands, County of Monmouth, New Jersey that the Borough hereby rejects the bid submitted by Navista Enterprises, LLC for the purchase of Block 72, Lot 2.

BE IT FURTHER RESOLVED that the Borough is hereby authorized to sell the Block 72, Lot 2 by public sale in accordance with the requirements of N.J.S.A. 40A:12-13, et seq.

BE IT FURTHER RESOLVED that the Mayor, or his designee, is hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
CARD			x			
KANE			x			
REDMOND		x	x			
RYAN	x		X			
NOLAN						x
ON CONSENT AGENDA		x	YES		NO	